

Analysis of Consistency with Quality Community Objectives

Quality Community Objectives Local Assessment Chart

Development Patterns			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in very district.			
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.			
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.			
4. Our community has an organized tree-planning campaign in public areas that will make walking more comfortable in summer.			
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.			
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.			
7. In some areas, several errands can be made on foot, if so desired.			
8. Some of our children can and do walk to school safely.			
9. Some of our children can and do bike to school safely.			
10. Schools are located in or near neighborhoods in our community.			
Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped and at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.			
2. Our community is actively working to promote Brownfield redevelopment.			
3. Our community is actively working to promote greyfield redevelopment.			
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).			
5. Our community allows small lot development (5000SF or less) for some uses.			
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was,			

based on our distinct characteristics.			
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.			
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.			
4. We have ordinances to regulate the size and type of signage in our community.			
5. If applicable, our community has a plan to protect designated farmland.			

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Statement	Yes	No	Comments
1. We have public transportation in our community.			Not Applicable
2. We require that new development connects with existing development through a street network, not a single entry/exit.			
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.			
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.			
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.			
6. We have a plan for bicycle routes through our community.			
7. We allow commercial and retail development to share parking areas wherever possible.			

Regional Identity

Each region should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or shared characteristics.

Statement	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritages.			
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.			
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).			
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.			
5. Our community promotes tourism opportunities based on the unique characteristics of our region.			
6. Our community contributes to the region, draws from the region, as a source of local culture, commerce, entertainment, education.			

Resource Conservation

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

Statement	Yes	No	Comments
1. We have designated historic districts in our community			
2. We have an active historic preservation commission.			

3. We want new development to complement our historic development, and we have ordinances in place to ensure that is happening.			
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Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Statement	Yes	No	Comments
1. Our community has a greenspace plan.			Not Applicable
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.			
3. We have a local land conservation program, or we work with the state or national land conservation programs to preserve environmentally important areas in our community.			
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.			

Environmental Protection

Environmentally sensitive areas should be protected from negative imprints of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the terrain, drainage, and vegetation of an area should be preserved.

Statement	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.			
2. We use this resource inventory to steer development away from environmentally sensitive areas.			
3. We have identified our defining natural resources and have taken steps to protect them.			
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.			
5. Our community has and actively enforces a tree preservation ordinance.			
6. Our community has a tree-replanting ordinance for new development.			
7. We are using storm water best management practices for all new development.			
8. We have use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).			

Social and Economic Development

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.			
2. Our local governments, the local school board, and other decision-making entities use the same population projections.			
3. We have a Capital Improvements Program that supports current and future growth.			
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.			

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.			
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.			
3. We recruit businesses that provide or create sustainable products.			
4. We have a diverse job base, so that one employer leaving would not cripple us.			
Employment Options			
A range of job types should be provided in each community to meet the diverse needs on the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.			
2. Our community has jobs for skilled labor.			
3. Our community has jobs for unskilled labor.			
4. Our community has professional and managerial jobs.			
Housing Choices			
A range of size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and a range of housing choice to meet market needs.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.			
2. People who work in our community can afford to live here, too.			
3. Our community has enough housing for each income level (low, moderate, and above-average incomes).			
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.			
5. We have options available for loft living, downtown living, or "neo-traditional" development.			
6. We have vacant and developable land available for multifamily housing.			
7. We allow multi-family housing to be developed in our community.			
8. We support community development corporations building housing for lower-income households.			
9. We have housing programs that focus on households with special needs.			
10. We allow small houses built on small lots (less than 5,000 SF) in appropriate areas.			
Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technical advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.			
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.			

3. Our community has higher education opportunities, or is close to a community that does.			
4. Our community has job opportunities for collage graduates, so that our children may live and work here if they choose.			
Governmental Relations			
Local Self-determination			
Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.			
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.			
3. We have a public-awareness element in our comprehensive planning process.			
4. We have clearly understandable guidelines for new development.			
5. We offer a development guidebook that illustrates the type of new development we want in our community.			
6. We have reviewed our development regulations and /or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.			
7. We have a budget for annual training for planning commission members and staff, and we use it.			
8. Our elected officials understand the land-development process in our community.			
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes.			
2. We are satisfied with our Service Delivery Strategies.			
3. We cooperate with at least one local government to provide or share services (parks and recreation, E 911, Emergency Services, Police or Sheriff's Office, Schools, Water Sewer, other).			